

COMMITTEE AMENDMENT FORM

DATE: 05/31/06

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #06-O-0577

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

- AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION
REQUIRING A SITE PLAN DATED 01/23/06

AMENDMENT DONE BY COUNCIL STAFF 5/31/06

City Council
Atlanta, Georgia

06-0-0577

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-12
Date Filed: 2-03-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at - **1275 Ellsworth Industrial N.W.**, be changed from the I-2 (Heavy Industrial) District to the MRC-3-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 188, 17^h District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

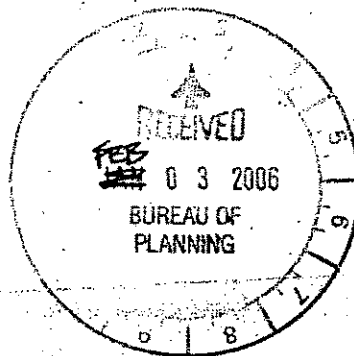
CONDITIONS FOR Z-06-12 for 1275 Ellsworth Industrial Blvd.

1. A site plan that is similar to the site plan titled, "1275 Ellsworth Industrial – Architectural Site Plan", by Lord-Aeck-Sargent Architecture, dated 01/23/06 and stamped as received by the Bureau of Planning on February 3, 2006.

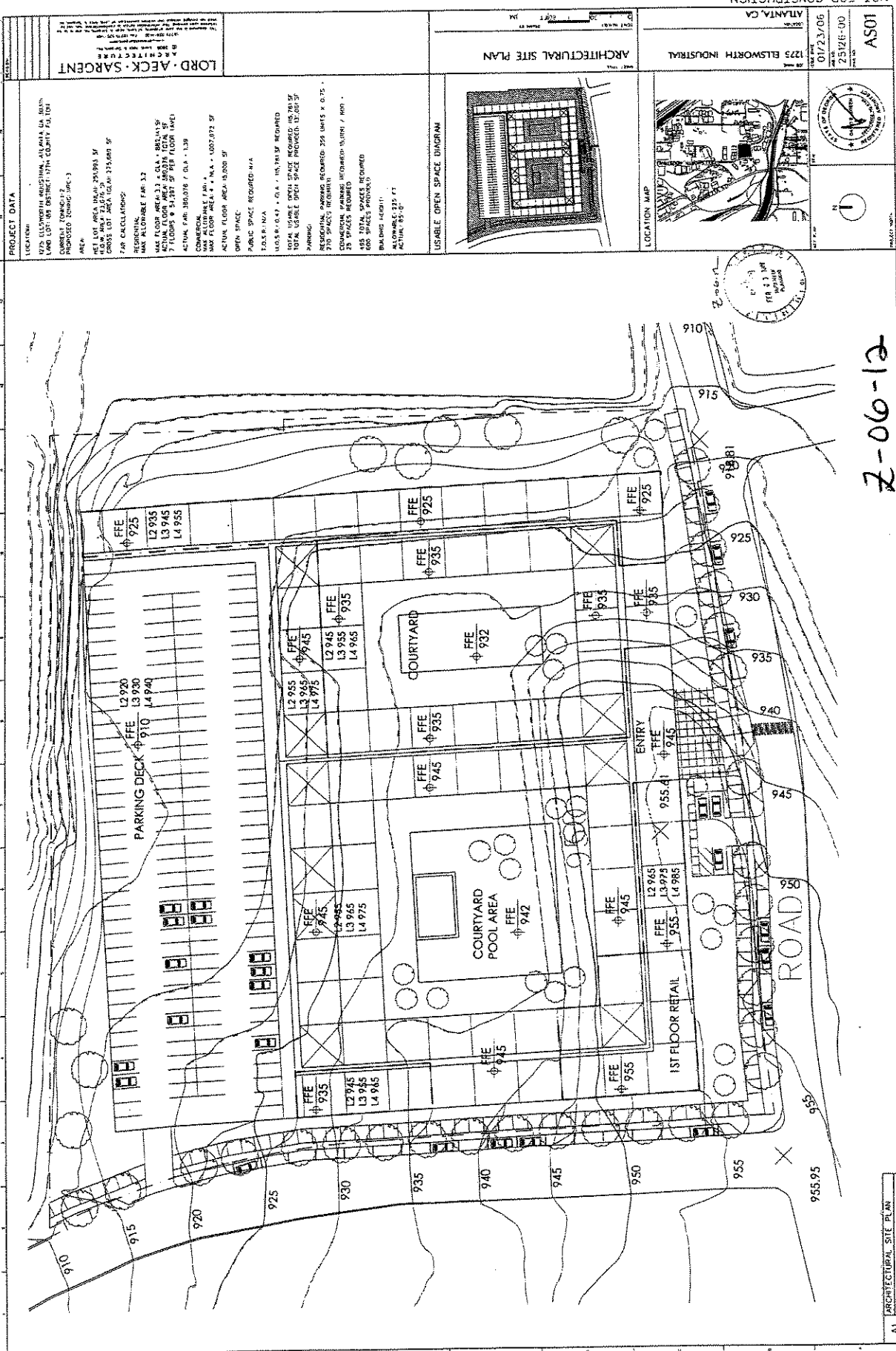
DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 188 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the northerly r/w of Huff Road (40' r/w) and the easterly r/w of Ellsworth Industrial Drive (50' r/w) and running thence in a northwesterly direction along the easterly r/w of Ellsworth Industrial Drive (50' r/w) the following courses and distance: (1) $N05^{\circ}55'48''W$, 277.66'; (2) 241.57' along the arc of a curve to the left having a radius of 647.000' and being subtended by a chord of $N16^{\circ}37'34''W$, 240.17' to a point; thence departing the easterly r/w of Ellsworth Industrial Drive (50' r/w) and running $N87^{\circ}44'33''E$ for a distance of 254.79' to a point; thence $N87^{\circ}05'05''E$ for a distance of 310.22' to a point; running thence $S03^{\circ}06'50''E$ for a distance of 165.00' to a point; running thence $N87^{\circ}27'42''E$ for a distance of 8.30' to a point; running thence $S03^{\circ}31'18''E$ for a distance of 268.50' to a point on the northerly r/w of Huff Road (40' r/w); running thence in a southwesterly direction along the northerly r/w of Huff Road (40' r/w) the following courses and distance: (1) $S73^{\circ}45'57''W$, 189.73'; (2) 151.25' along the arc of a curve to the right having a radius of 706.694' and being subtended by a chord of $S79^{\circ}53'50''W$, 150.96'; (3) $S86^{\circ}01'42''W$, 49.31'; (4) 122.05' along the arc of a curve to the left having a radius of 886.515' and being subtended by a chord of $S82^{\circ}05'04''W$, 121.95' to the point of beginning. Said tract containing 5.75942 acres or 250,880 square feet.



Z-06-12



PROJECT DATA

LOCATION: 1775 ELSWORTH INDUSTRIAL, ATLANTA, GA 30316
 LAND LOT: 68 DISTRICT: 17TH COUNTY: 101
 CURRENT: 1775 ELSWORTH INDUSTRIAL
 PROPOSED: 1775 ELSWORTH INDUSTRIAL

ACTUAL: 1775 ELSWORTH INDUSTRIAL, ATLANTA, GA 30316
 CROSS LOT AREA: 177,500 SF
 ACTUAL LOT AREA: 177,500 SF
 ACTUAL FLOOR AREA: 177,500 SF

PERMITS:
 MAX ALLOWABLE FAR: 3.2
 MAX FLOOR AREA: 3.2 x 177,500 SF = 572,000 SF
 MAX FLOOR AREA: 572,000 SF
 7 FLOORS @ 81,714 SF PER FLOOR (AVE)
 ACTUAL FAR: 300,000 / G.A. = 1.38

COMERCIAL:
 MAX ALLOWABLE FAR: 3.2
 MAX FLOOR AREA: 3.2 x 177,500 SF = 572,000 SF
 ACTUAL FLOOR AREA: 177,500 SF

OPEN SPACE:
 PUBLIC SPACE REQUIRED: N/A

TOSS: N/A
 U.S.S. 6.47 x G.A. = 11,741 SF REQUIRED
 TOTAL USABLE OPEN SPACE REQUIRED: 11,741 SF
 TOTAL USABLE OPEN SPACE PROVIDED: 12,200 SF

PARKING:
 REQUIRED: 250 SPACES
 PROVIDED: 250 SPACES
 25 SPACES REQUIRED
 25 SPACES PROVIDED
 600 SPACES PROVIDED
 BUILDING: 14,000 SF
 ALLOWABLE: 210 FT
 ACTUAL: 175 FT

ARCHITECTURAL SITE PLAN

USABLE OPEN SPACE DIAGRAM

LOCATION MAP

ATLANTA, GA

1775 ELSWORTH INDUSTRIAL

01/23/06

2516-00

AS01

NOT FOR CONSTRUCTION

Z-06-12

City Council
Atlanta, Georgia

06-0-0577

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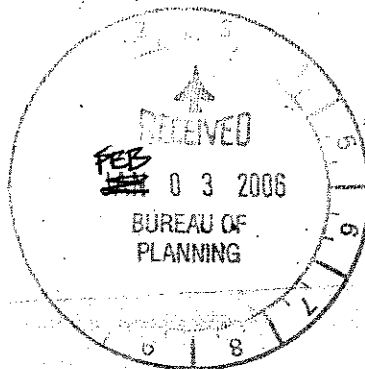
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